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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: JERRY'S SELF STORAGE
(ROCK TAVERN VILLAGE LP PROPERTY)
PROJECT LOCATION: TOLEMAN ROAD (JUST SOUTH OF RT. 207)
SECTION 29 – BLOCK 1 – LOT 92.2
PROJECT NUMBER: 06-33
DATE: 13 DECEMBER 2006
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF A MINI-STORAGE FACILITY WITH A THREE-STORY 48,000 S.F. BUILDING (TOTAL AREA) ON THE 2.69 ACRE SITE. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the OLI zoning district of the Town. The proposed self-storage mini-warehouse use is use A-12 of the zone. The required bulk information shown on the plan is correct, with the following corrections needed:

- Minimum Required Front Yard = 50 ft.
- Minimum Road Frontage = 50 ft.

The plan indicates values for each bulk requirement, noting that a variance is required for lot area only. I note the following comments regarding the bulk table and compliance:

- The lot width is indicated as 200 ft., being compliant. The lot width appears to be approximately 190 ft., also needing a variance. Please verify actual number.
- The provided front yard value appears to be listed under the required column.
- The applicant should verify the building height value based on the current definition in the code for building height.

It is my recommendation that the planning board deem this application incomplete, and forward this application to the Zoning Board of Appeals for necessary action.

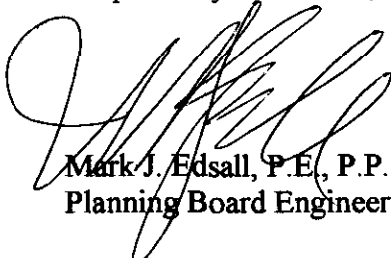
The bulk table should be corrected before the referral is made to the ZBA.

REGIONAL OFFICES

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2. A full review of the site plan has not been made, given the need for variances. Should the applicant be successful with the needed variances, we will continue our review of the application.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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